

SITE LOCATION: 317 Sampson Street**AGENDA ITEM:** II.t**LANDMARK:** Fire Station No. 2**HPO File No.** 140221**Owner:** Michael Skelly**Applicant:** Peter Muessig, Janusz Design**Date Application Accepted:** 1/29/2014**90-day Waiver:** 04/29/2014**SITE INFORMATION:**

Lots 6 and 7, Block 605, Ranger SSBB Subdivision, City of Houston, Harris County, Texas. The site includes a 2-story, 5,280 square foot former Houston fire station situated on a 10,000 square foot lot.

TYPE OF APPROVAL REQUESTED: Alteration – Restoration-Brick, window, and door restoration of a historic firehouse and installation of a rear balcony.

The applicant proposes to restore the former fire station by repairing the existing historic wood windows (or replacing those that are missing), replace the non-original firehouse doors, repair and repoint the existing brick, and add a rear metal balcony.

Project Details:

The proposed plans for Fire Station No.2 would convert it into a private residence. The majority of the work to convert the structure will be carried out on the interior with no evidence of its new use visible from the street.

Exterior Materials:

- The existing brick will be repaired and repointed to match the surrounding brick.
- On the exterior, the brick fire station will be restored as close to its original state as can be determined through historical analysis. This would first involve repairing the brick façade. New tension rods will be inserted to prevent any further stress or cracking to the facade. The existing brick and mortar will then be cleaned and repaired as necessary. At the sections where major exterior cracking and separation of the brick has occurred, the outer wythes will be removed, cleaned and then feathered back together.
- The proposed exterior alterations all occur on the back sides of the fire station or in the back yard itself. These include a new balcony, 3 new doorways, and a brick terrace at ground level. The first new doorway will be at ground level on the north face of the building and will be inserted into an altered window opening. This will be designed to match the entry door that will be replaced on Preston Street. The other two doorways will be on the second level. These will both be glass and will enter out on to the new balcony. One will be inserted into a modified window opening and the other will be entirely new. Above these doors will be glazed transoms that will extend the heights of these openings up to match the other existing opening at this level. See drawings for more detail.
- The proposed balcony will be a light-weight steel structure that will be built off the rear face of the fire station into the back yard. The balcony will provide access from the second floor. It will consist of painted round steel columns and steel beams. Upon these will rest decking, a steel bar guardrail with 1/2" x 1/2" bar rails to

CERTIFICATE OF APPROPRIATENESS

HAHC ACTION: Approval**BASIS FOR ISSUANCE:** HAHC Approval**EFFECTIVE:** February 13, 2014**Planning Official****Date**

This Certificate of Appropriateness is valid for one year from its effective date.

This Certificate is in addition to any permits or approvals that are required by municipal, state and federal law.

Your plans must be stamped by Historic Preservation Office staff prior to submittal to permitting. Call 713-837-7963 to set up an appointment.

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keep the balcony light and transparent. The dimensions of the balcony's footprint are 14'x20'. It stands 15' tall at the deck and 18' tall at the guardrail. See drawings for more detail.

- A brick terrace is proposed below the balcony. The extents of the backyard are surfaced almost entirely in paver bricks. These have been damaged and buried below layers of dirt and asphalt. These bricks will be removed and salvaged to allow for new landscaping to occur in the backyard. The brick that is removed will be used in the proposed terrace, as indicated in the plans. The remainder will be saved and used in other landscaping elements. Other site work includes the removal of all asphalt from the site, the addition of a side parking area, and a water cistern will be sited in the rear, as indicated on the site plan, to collect rain water and irrigate the future landscape. See drawings for more detail.
- In addition to the fire station there is an old row house located at the rear of the property. This was moved earlier this year from another location. It will be restored at a later date.
- The final exterior alterations will take place on the roof. These will include the placement of two condenser units for the air conditioning/furnace and an array of solar panels. These will all be set toward the central portion of the roof so that the existing parapet will block them from the street below. The proposed condensers and solar panels will have a maximum height of between 3' and 3'-6". See drawings for more detail.

Windows:

- A majority of the existing windows have been boarded up. The glazing is missing from the majority of the windows. The sashes are damaged but most are able to be restored.
- All of the existing original windows will be repaired where possible. The original units will be reglazed and the sashes, frames, and casing refurbished. Where window components are damaged beyond repair, new ones will be milled based on the original profiles of the other existing, original units. Some of the rear-facing windows were replaced at an earlier date, possibly within the last ten years, with double hung, vinyl windows. These will be replaced with new wood windows custom built to match the remaining original windows in other similar openings.
- See window and door schedule and drawings for more detail.

Doors:

- No original doors remain and the existing doors are wood roll-up garage doors. The southern engine door on Sampson Street, which was widened, will be restored to its original size and its brick detailing matched to the other engine doors.
- All the engine doorways will have new hinged, in-swinging doors made for them. The front doors will be eight panel, solid wood doors. The rear engine doors will be eight panel, wood doors with glazed panels. The designs for these are indicated in the included drawings and are based on other fire station doors from that era, such as those that can be found in Houston's Fire Museum.
- The small entry door on Preston Street is missing and boarded up. A new 4 panel wood door, based on the designs of the engine door will replace the missing one here. The non-original doorway on the back yard's east face will be filled in, stitching the brick in to match the surrounding.
- See window and door schedule and drawings for more detail.

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LANDMARK: Fire Station No. 2

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HISTORY AND SIGNIFICANCE:

The property is a City of Houston Historic Landmark.

Company No. 2 had its first engine house built in 1910 at 317 Sampson Street. The Report of the Fire Committee in the Illustrated City Book of Houston [1909] states "the contract has been let and work begun on the engine house at the corner of Sampson Street and Preston Avenue, to be known as Engine House No. 2. This will be a very handsome structure and when completed and fully equipped will prove of great value to that fast growing portion of our city." The Chief of the Fire Department noted the new addition "with much interest that the new fire station for the lower part of the Second and Third Wards is now under construction, and when this house is completed and equipped it will be of great benefit to the people in that locality in the increased efficiency of the department." The City Engineer noted the original construction cost of the Station as \$8,000.

Upon completion, the Report of the Fire Committee, dated March 1, 1911, cites the station as a noteworthy contribution to the City of Houston. It reads "Engine House No. 2, at the corner of Preston and Sampson Streets, has been completed and fully equipped with apparatus and men. This is a handsome structure, up-to-date in every respect, and is of great value to that portion of the city." By 1914, the Report of the Fire Commissioner detailed that Engine House No. 2 was equipped with [1] house and lot, [1] fourth size Metropolitan Steamer and equipment, [1] combination hose wagon and equipment, [4] first class horses, [4] sets of harness, [2050 feet] of cotton, rubber-lined fire hose, [150 feet] of chemical hose, house furnishings and furniture, a heater stove for the house, as well as coal, feed, and other miscellaneous supplies and tools. A six-man crew managed the hose wagon; a three man crew managed the steamer. All men ranged in age from 21–56 and were American, German, and Irish.

Company No. 2 remained at 317 Sampson Street until moving to Bagby and Capital in 1926. After Company No. 2's departure, Company No.17 took residence at 317 Sampson, remaining at this location until 1983. At this point, the Company moved to a new facility that could accommodate the growing size and service requirements of the current firefighting equipment, primarily the new engines and ladder trucks.

The building at 317 Sampson was used as a fire station until 1983, when it was sold by the city to a private owner. The building has been vacant for the last 30 years but is now being renovated by a new owner as a single residence.

PUBLIC COMMENT:

No public comment received.

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APPROVAL CRITERIA**Sec. 33-241(a). EXTERIOR ALTERATION, REHABILITATION, RESTORATION AND ADDITION**

HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA**S - satisfies D - does not satisfy NA - not applicable**

- | | | | | |
|-------------------------------------|--------------------------|-------------------------------------|------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) | The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) | The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) | New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (7) | The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) | Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) | The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (10) | The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) | The proposed activity will comply with any applicable deed restrictions. |

STAFF RECOMMENDATION: Approval of the COA**CERTIFICATE OF APPROPRIATENESS**

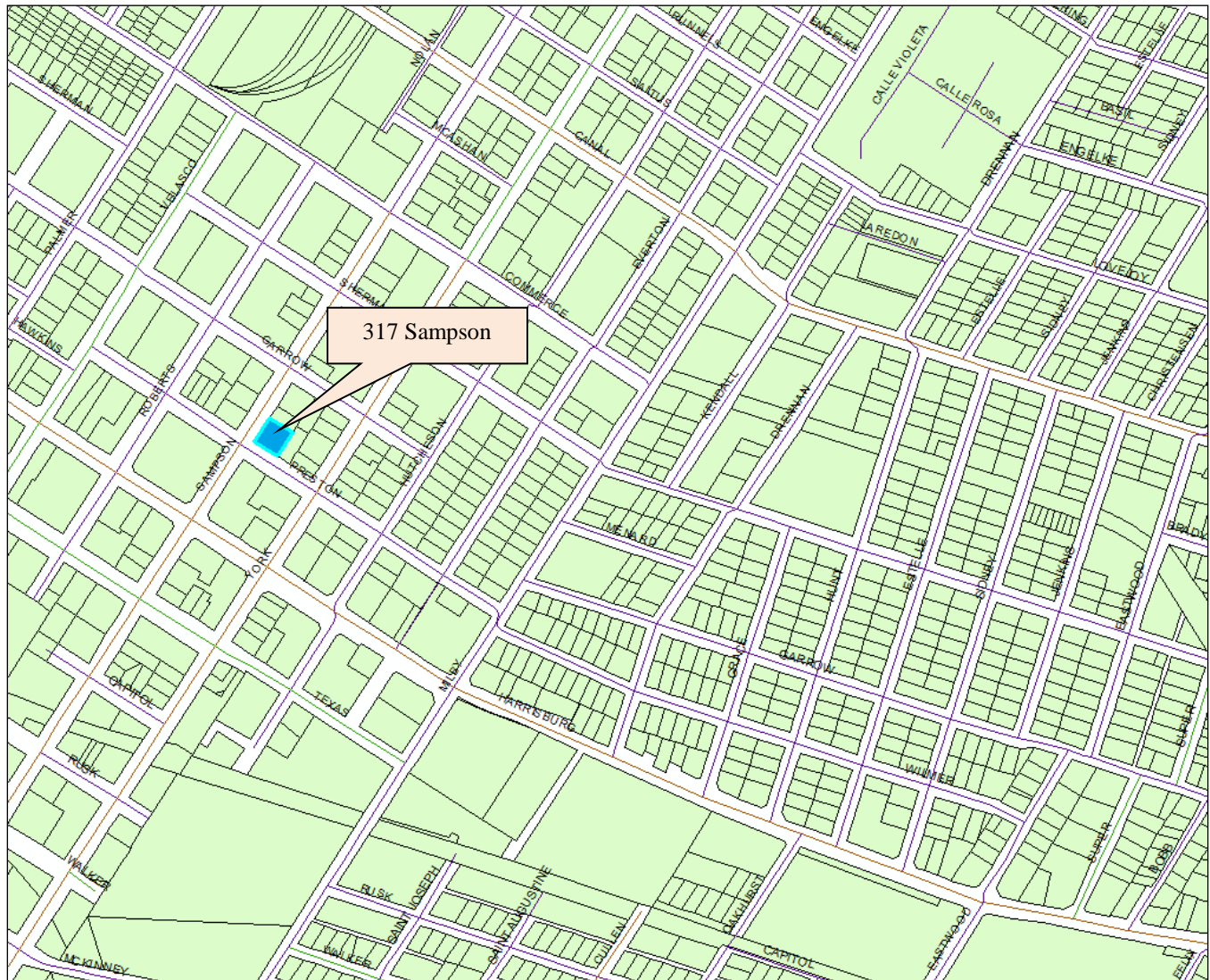
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Site Location Map



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Current Photograph



West (front) and North Elevations

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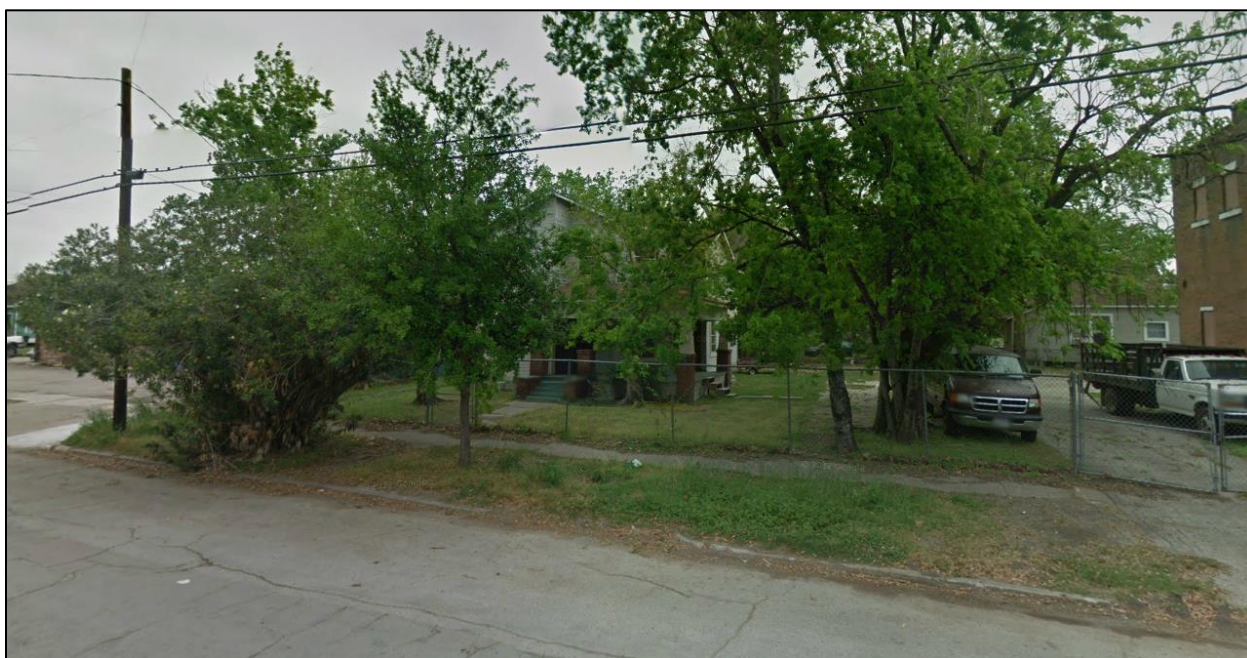
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Context Images



Looking Southwest



Looking Northwest

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Blockface Image



Across the Street

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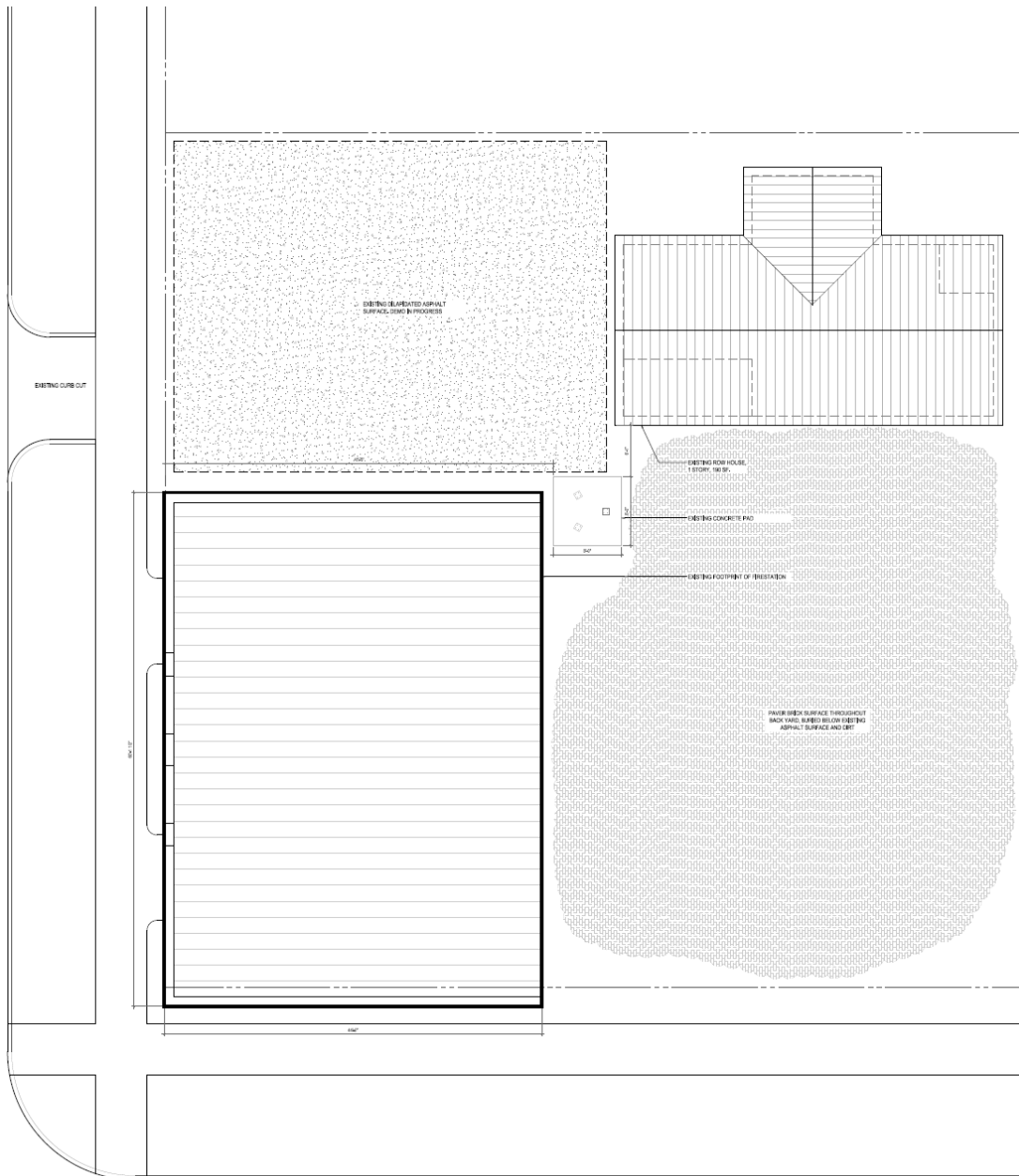
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Site Plan

Existing



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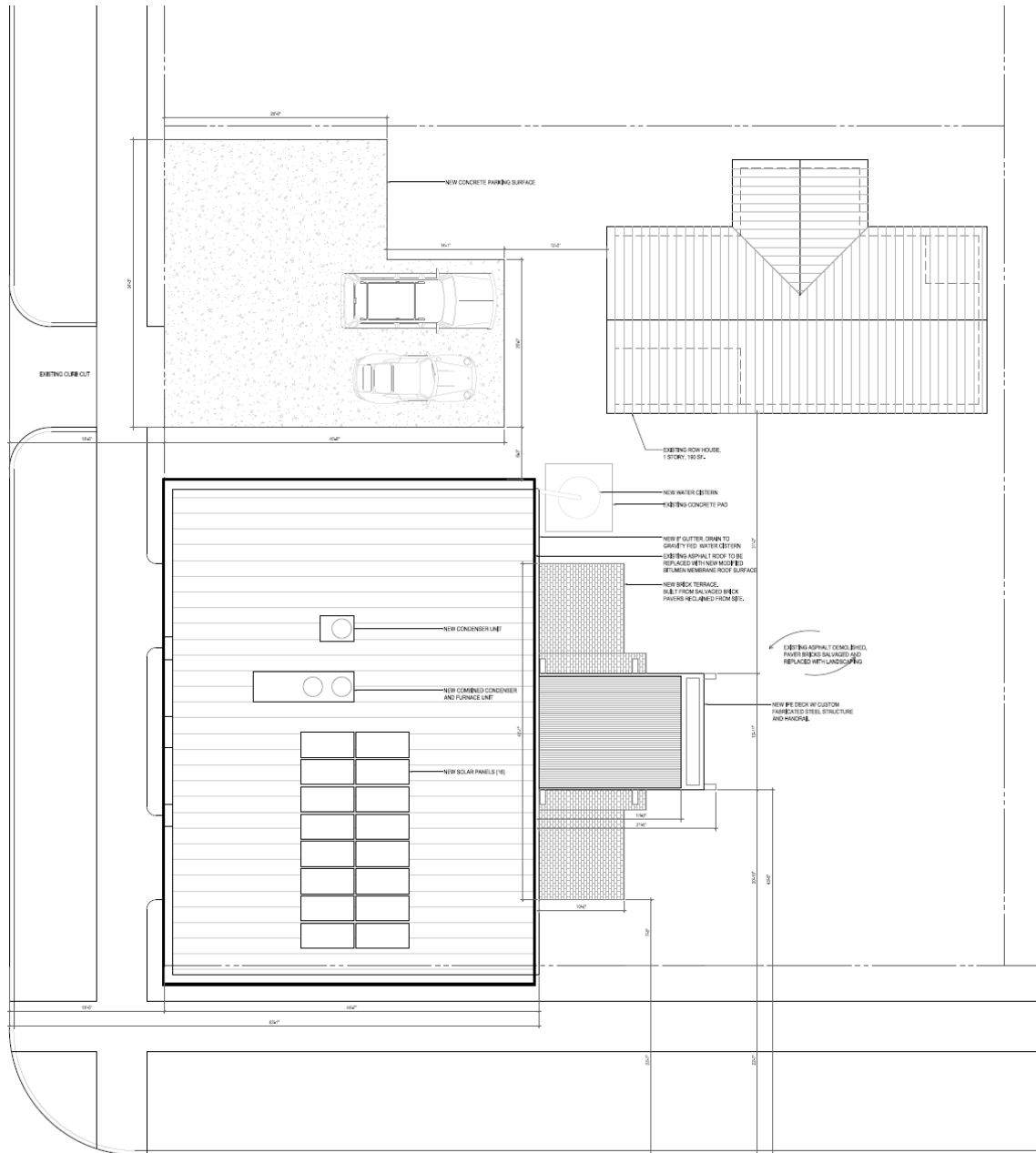
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Proposed



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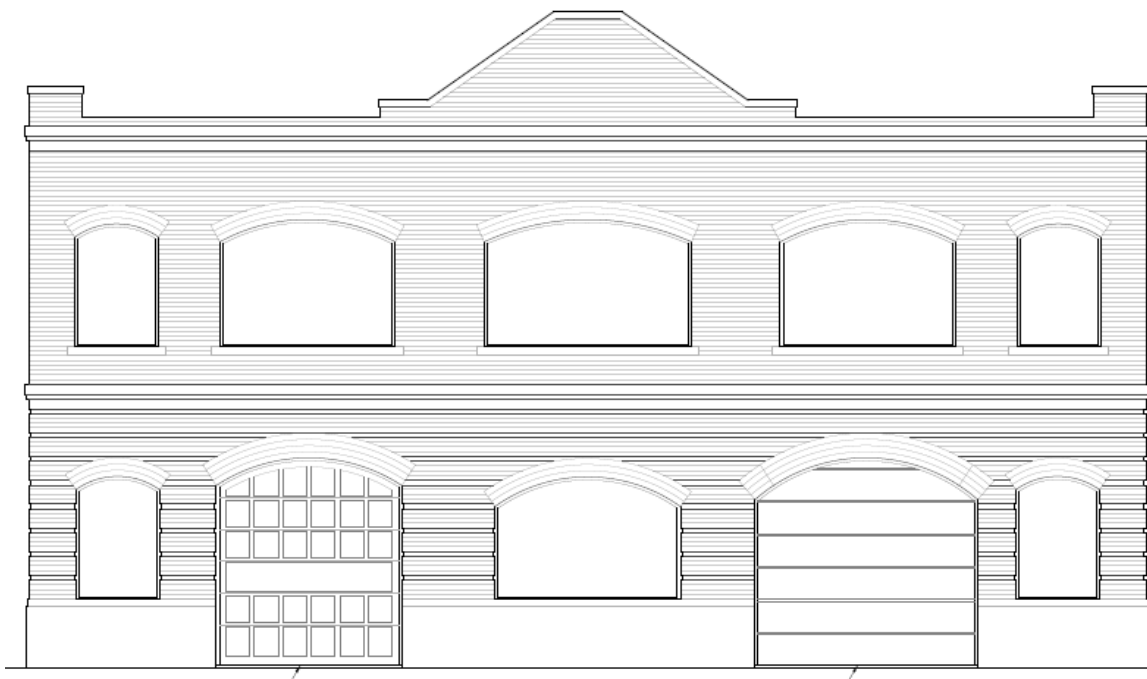
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West Elevation (front facing Sampson Street)

Existing



Proposed



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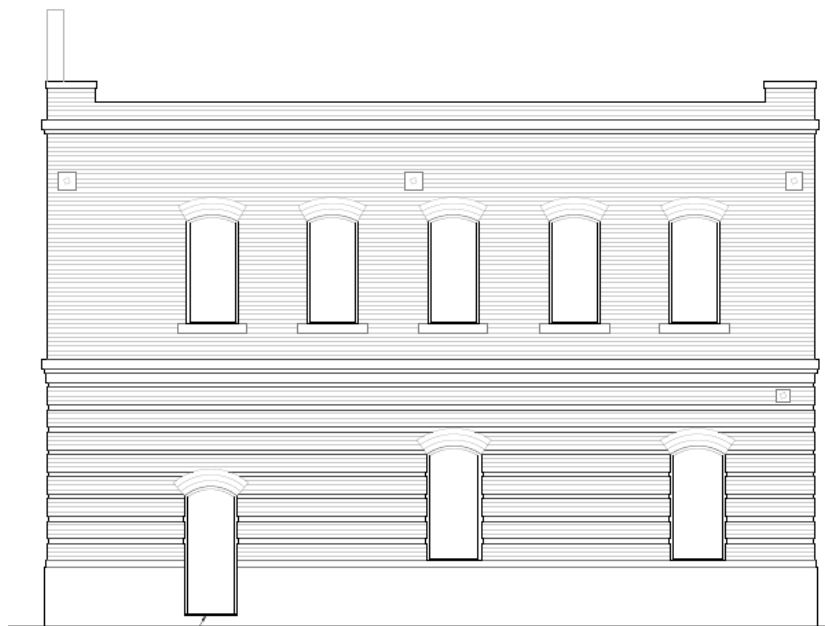
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South Elevation (facing Preston Street)

Existing



Proposed



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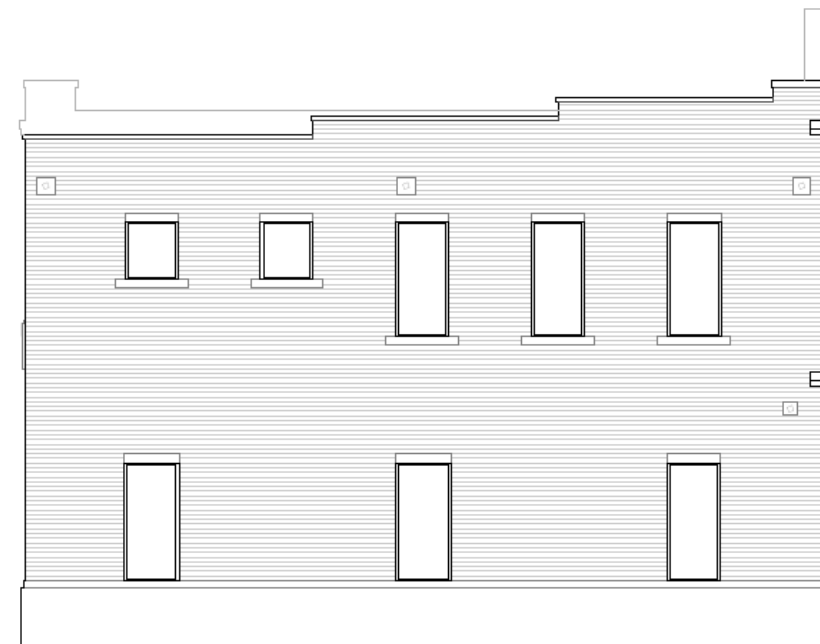
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North Elevation (facing side property line)

Existing



Proposed



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East Elevation (facing rear property line)

Existing



Proposed



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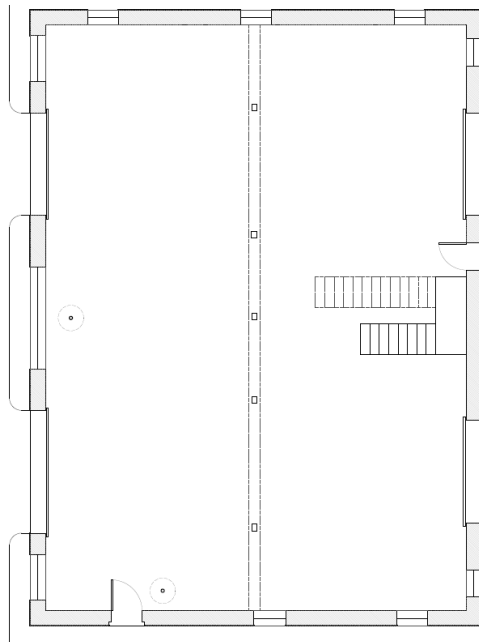
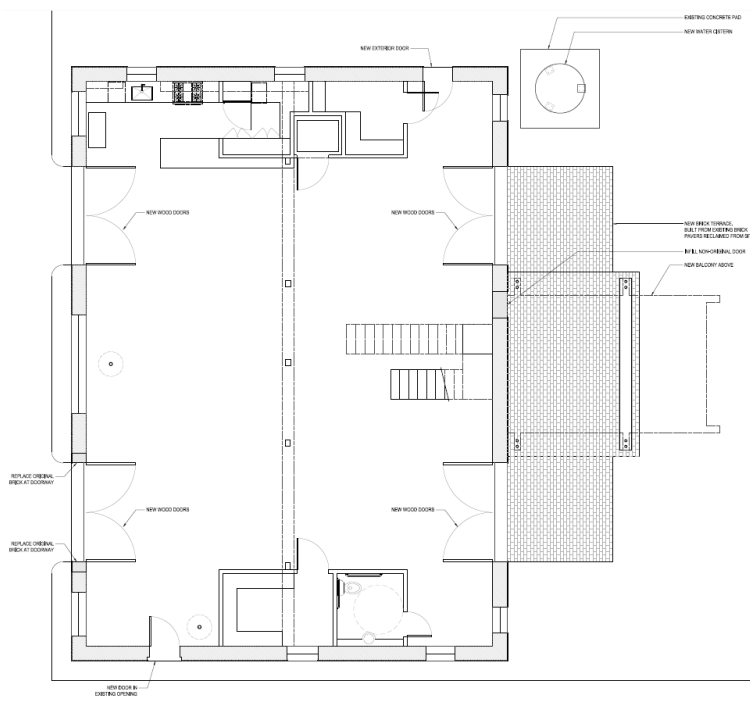
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First Floor Plans

Existing

**Proposed**

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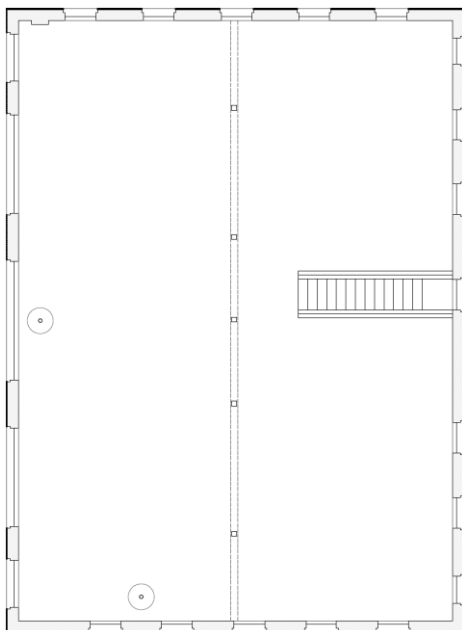
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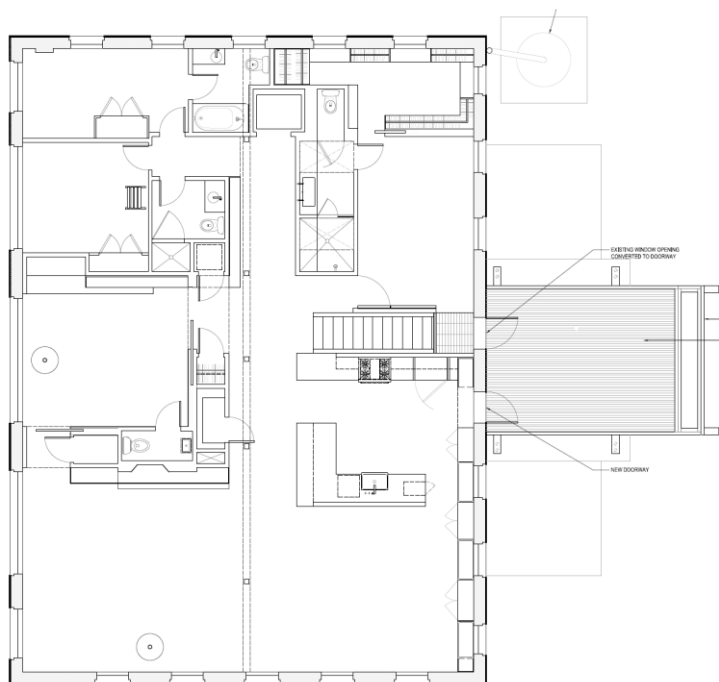
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Second Floor Plans

Existing



Proposed



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Window/Door Schedule

FIRE STATION NO. 2

FINISH SCHEDULE - DOORS & WINDOWS

January 29, 2014

NOTE: ALL EXISTING ORIGINAL WINDOWS ARE TO BE REPAIRED TO MATCH ORIGINAL CONDITION UNLESS OTHERWISE NOTED.

SYMBOL	LOCATION	TYPE	WIDTH	HEIGHT	NOTES
DOORS					
I-1	WEST FAÇADE	WOOD PANELED DOOR	10'-0" PAIR	10'-6"	NEW PAIR OF HINGED, IN-SWING, 8 PANEL WOOD DOORS, TOP 2 PANELS GLASS. REFERENCE HISTORICAL FIRESTATION DOORS.
I-2	WEST FAÇADE	WOOD PANELED DOOR	10'-0" PAIR	10'-6"	NEW PAIR OF HINGED, IN-SWING, 8 PANEL WOOD DOORS, TOP 2 PANELS GLASS. REFERENCE HISTORICAL FIRESTATION DOORS.
I-3	NORTH FAÇADE	WOOD PANELED DOOR	2'-8"	6'-8"	NEW, 4 PANEL, WOOD DOOR WITH TRANSOM, PLACED IN MODIFIED WINDOW OPENING, MAINTAIN HEAD HEIGHT/CONDITION.
I-4	EAST FAÇADE	WOOD, GLASS PANELED DOOR	10'-0" PAIR	10'-6"	NEW PAIR OF HINGED, IN-SWING, 8 PANEL WOOD DOORS, GLASS PANELS. REFERENCE HISTORICAL FIRESTATION DOORS.
I-5	EAST FAÇADE	WOOD, GLASS PANELED DOOR	10'-0" PAIR	10'-6"	NEW PAIR OF HINGED, IN-SWING, 8 PANEL WOOD DOORS, GLASS PANELS. REFERENCE HISTORICAL FIRESTATION DOORS.
I-6	SOUTH FAÇADE	WOOD PANELED DOOR	2'-8"	7'-0"	NEW, 4 PANEL WOOD DOOR, REPLACE HINGED DOOR IN EXISTING OPENING.
2-1	EAST FAÇADE	WOOD, GLASS PANELED DOOR	2'-6"	6'-8"	NEW, WOOD STILE, GLASS DOOR WITH TRANSOM, NEW OPENING, MATCH SIMILAR EXISTING HEAD AND SILL HEIGHT/CONDITION.
2-2	EAST FAÇADE	WOOD, GLASS PANELED DOOR	2'-6"	6'-8"	NEW, WOOD STILE, GLASS DOOR WITH TRANSOM, PLACED IN MODIFIED WINDOW OPENING, MAINTAIN HEAD AND SILL HEIGHT/CONDITION.
WINDOWS					
A1	WEST FAÇADE	EXISTING PAINTED WOOD DOUBLE HUNG WINDOW	4'-2"	6'-4"	2 PANEL WINDOW - REGLAZE, REPAIR SASH, FRAME AND CASING TO MATCH ORIGINAL CONDITION
A2	WEST FAÇADE	EXISTING PAINTED WOOD DOUBLE HUNG WINDOW	9'-8"	6'-4"	4 PANEL WINDOW - REGLAZE, REPAIR SASH, FRAME AND CASING TO MATCH ORIGINAL CONDITION
A3	WEST FAÇADE	EXISTING PAINTED WOOD DOUBLE HUNG WINDOW	4'-2"	6'-4"	2 PANEL WINDOW - REGLAZE, REPAIR SASH, FRAME AND CASING TO MATCH ORIGINAL CONDITION
A4	NORTH FAÇADE	EXISTING PAINTED WOOD DOUBLE HUNG WINDOW	2'-8"	6'-2"	REGLAZE, REPAIR SASH, FRAME AND CASING TO MATCH ORIGINAL CONDITION
A5	NORTH FAÇADE	EXISTING PAINTED WOOD DOUBLE HUNG WINDOW	2'-8"	6'-2"	REGLAZE, REPAIR SASH, FRAME AND CASING TO MATCH ORIGINAL CONDITION
A6	EAST FAÇADE	EXISTING PAINTED WOOD DOUBLE HUNG WINDOW	2'-4"	6'-2"	REGLAZE, REPAIR SASH, FRAME AND CASING TO MATCH ORIGINAL CONDITION
A7	EAST FAÇADE	EXISTING PAINTED WOOD DOUBLE HUNG WINDOW	2'-4"	6'-2"	REGLAZE, REPAIR SASH, FRAME AND CASING TO MATCH ORIGINAL CONDITION
A8	SOUTH FAÇADE	EXISTING PAINTED WOOD DOUBLE HUNG WINDOW	2'-8"	6'-4"	REGLAZE, REPAIR SASH, FRAME AND CASING TO MATCH ORIGINAL CONDITION
A9	SOUTH FAÇADE	EXISTING PAINTED WOOD DOUBLE HUNG WINDOW	2'-8"	6'-4"	REGLAZE, REPAIR SASH, FRAME AND CASING TO MATCH ORIGINAL CONDITION
B1	WEST FAÇADE	EXISTING PAINTED WOOD DOUBLE HUNG WINDOW	4'-2"	6'-4"	2 PANEL WINDOW - REGLAZE, REPAIR SASH, FRAME AND CASING TO MATCH ORIGINAL CONDITION
B2	WEST FAÇADE	EXISTING PAINTED WOOD DOUBLE HUNG WINDOW	9'-1"	6'-7"	3 PANEL WINDOW - REGLAZE, REPAIR SASH, FRAME AND CASING TO MATCH ORIGINAL CONDITION
B3	WEST FAÇADE	EXISTING PAINTED WOOD DOUBLE HUNG WINDOW	10'-10"	6'-7"	3 PANEL WINDOW - REGLAZE, REPAIR SASH, FRAME AND CASING TO MATCH ORIGINAL CONDITION
B4	WEST FAÇADE	EXISTING PAINTED WOOD DOUBLE HUNG WINDOW	9'-1"	6'-7"	3 PANEL WINDOW - REGLAZE, REPAIR SASH, FRAME AND CASING TO MATCH ORIGINAL CONDITION
B5	WEST FAÇADE	EXISTING PAINTED WOOD DOUBLE HUNG WINDOW	4'-2"	6'-4"	2 PANEL WINDOW - REGLAZE, REPAIR SASH, FRAME AND CASING TO MATCH ORIGINAL CONDITION
B6	NORTH FAÇADE	EXISTING PAINTED WOOD DOUBLE HUNG WINDOW	2'-8"	3'-0"	REGLAZE, REPAIR SASH, FRAME AND CASING TO MATCH ORIGINAL CONDITION
B7	NORTH FAÇADE	EXISTING PAINTED WOOD DOUBLE HUNG WINDOW	2'-8"	3'-0"	REGLAZE, REPAIR SASH, FRAME AND CASING TO MATCH ORIGINAL CONDITION
B8	NORTH FAÇADE	EXISTING PAINTED WOOD DOUBLE HUNG WINDOW	2'-6"	5'-0"	REGLAZE, REPAIR SASH, FRAME AND CASING TO MATCH ORIGINAL CONDITION
B9	NORTH FAÇADE	EXISTING PAINTED WOOD DOUBLE HUNG WINDOW	2'-8"	5'-0"	REGLAZE, REPAIR SASH, FRAME AND CASING TO MATCH ORIGINAL CONDITION
B10	NORTH FAÇADE	EXISTING PAINTED WOOD DOUBLE HUNG WINDOW	2'-8"	5'-0"	REGLAZE, REPAIR SASH, FRAME AND CASING TO MATCH ORIGINAL CONDITION
B11	EAST FAÇADE	PAINTED WOOD DOUBLE HUNG WINDOW	2'-8"	6'-2"	REPLACE VINYL UNIT WITH WOOD DOUBLE HUNG, TO MATCH SIMILAR ORIGINAL WINDOWS ON NORTH FAÇADE.
B12	EAST FAÇADE	PAINTED WOOD DOUBLE HUNG WINDOW	2'-8"	6'-2"	REPLACE VINYL UNIT WITH WOOD DOUBLE HUNG, TO MATCH SIMILAR ORIGINAL WINDOWS ON NORTH FAÇADE.

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Window/Door Schedule (Continued)

FIRE STATION NO. 2

FINISH SCHEDULE - DOORS & WINDOWS

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NOTE: ALL EXISTING ORIGINAL WINDOWS ARE TO BE REPAIRED TO MATCH ORIGINAL CONDITION UNLESS OTHERWISE NOTED.

B13	EAST FAÇADE	PAINTED WOOD DOUBLE HUNG WINDOW	2'-8"	6'-2"	REPLACE VINYL UNIT WITH WOOD DOUBLE HUNG, TO MATCH SIMILAR ORIGINAL WINDOWS ON NORTH FAÇADE
B14	EAST FAÇADE	PAINTED WOOD DOUBLE HUNG WINDOW	2'-8"	6'-2"	REPLACE VINYL UNIT WITH WOOD DOUBLE HUNG, TO MATCH SIMILAR ORIGINAL WINDOWS ON NORTH FAÇADE
B15	EAST FAÇADE	PAINTED WOOD DOUBLE HUNG WINDOW	2'-8"	6'-2"	REPLACE VINYL UNIT WITH WOOD DOUBLE HUNG, TO MATCH SIMILAR ORIGINAL WINDOWS ON NORTH FAÇADE
B16	EAST FAÇADE	EXISTING PAINTED WOOD DOUBLE HUNG WINDOW	2'-2"	3'-0"	REGLAZE, REPAIR SASH, FRAME AND CASING TO MATCH ORIGINAL CONDITION
B17	SOUTH FAÇADE	EXISTING PAINTED WOOD DOUBLE HUNG WINDOW	2'-8"	6'-2"	REGLAZE, REPAIR SASH, FRAME AND CASING TO MATCH ORIGINAL CONDITION
B18	SOUTH FAÇADE	EXISTING PAINTED WOOD DOUBLE HUNG WINDOW	2'-8"	6'-2"	REGLAZE, REPAIR SASH, FRAME AND CASING TO MATCH ORIGINAL CONDITION
B19	SOUTH FAÇADE	EXISTING PAINTED WOOD DOUBLE HUNG WINDOW	2'-8"	6'-2"	REGLAZE, REPAIR SASH, FRAME AND CASING TO MATCH ORIGINAL CONDITION
B20	SOUTH FAÇADE	EXISTING PAINTED WOOD DOUBLE HUNG WINDOW	2'-8"	6'-2"	REGLAZE, REPAIR SASH, FRAME AND CASING TO MATCH ORIGINAL CONDITION
B21	SOUTH FAÇADE	EXISTING PAINTED WOOD DOUBLE HUNG WINDOW	2'-8"	6'-2"	REGLAZE, REPAIR SASH, FRAME AND CASING TO MATCH ORIGINAL CONDITION

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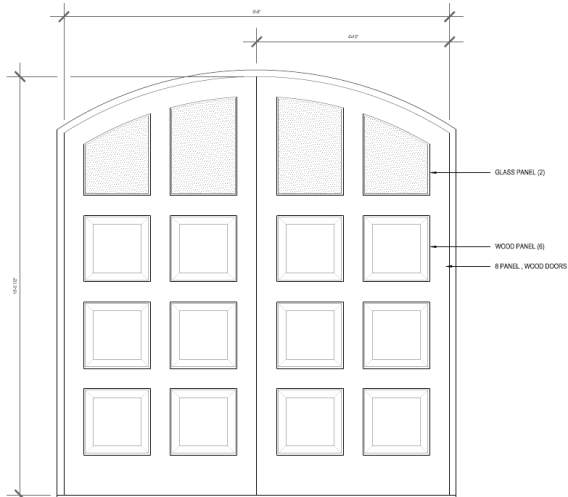
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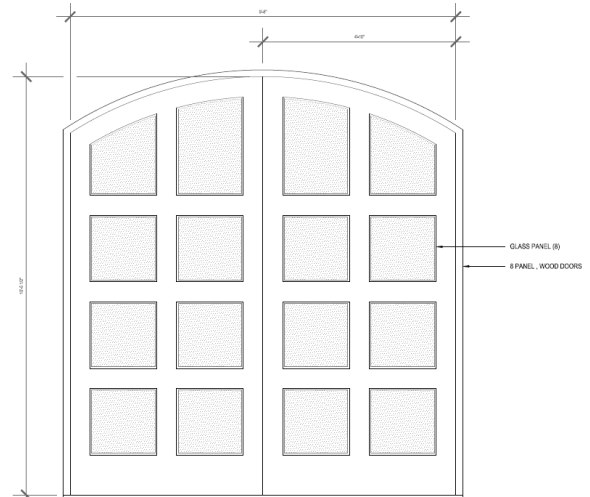
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Door Schedule



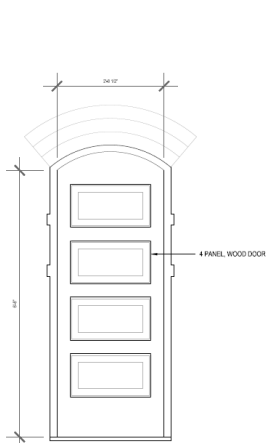
FRONT ENGINE DOORS, PROPOSED

1-1 1-2



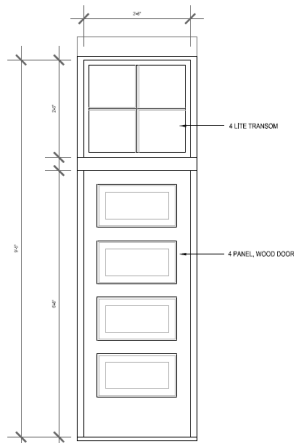
REAR ENGINE DOORS, PROPOSED

1-4 1-5



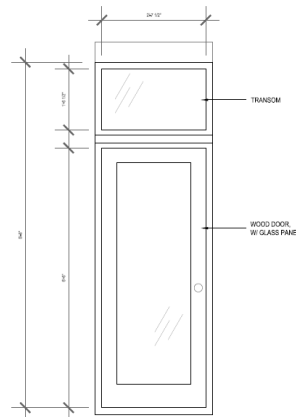
SIDE ENTRANCE, REPLACEMENT

1-6



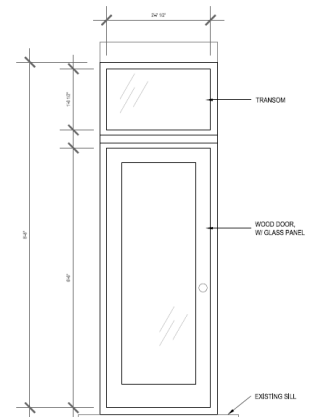
SIDE ENTRANCE, MODIFIED WINDOW OPENING

1-3



BALCONY ENTRANCE, NEW OPENING

2-1



BALCONY ENTRANCE, MODIFIED WINDOW OPENING

2-2

CERTIFICATE OF APPROPRIATENESS

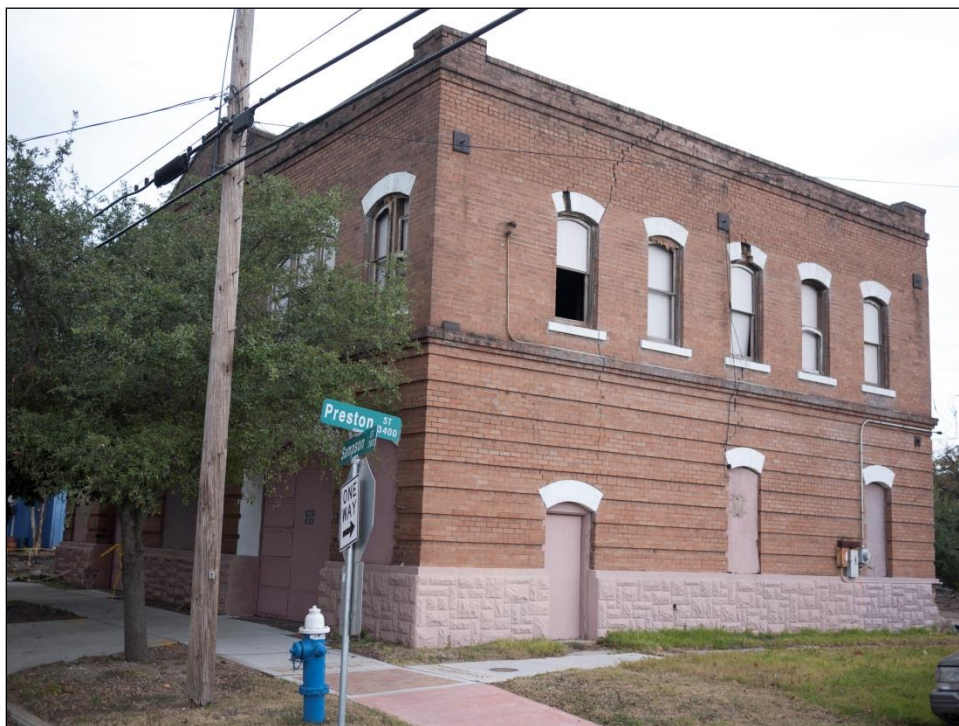
SITE LOCATION: 317 Sampson Street

AGENDA ITEM: II.t

LANDMARK: Fire Station No. 2

HPO File No. 140221

Photos Provided By Applicant



South Elevation



North Elevation

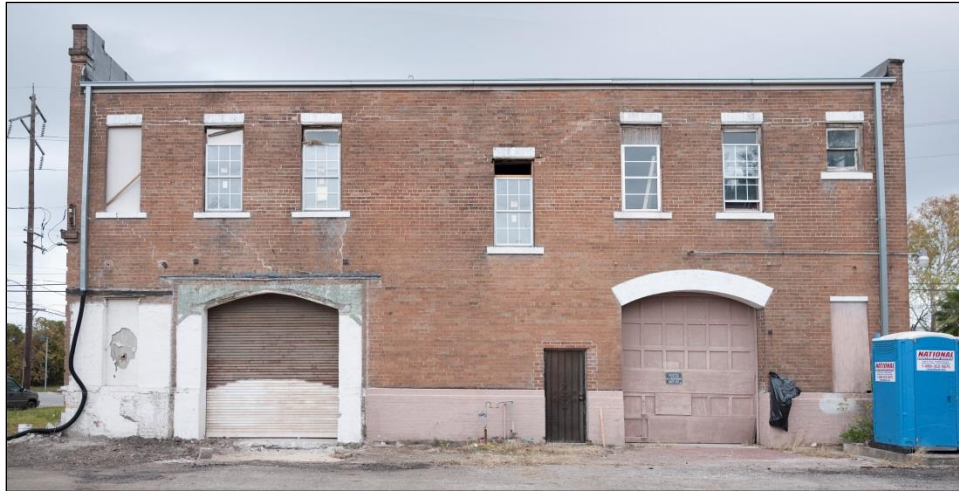
CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 317 Sampson Street

AGENDA ITEM: II.t

LANDMARK: Fire Station No. 2

HPO File No. 140221



East (rear) Elevation



Existing Door Detail

CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 317 Sampson Street

AGENDA ITEM: II.t

LANDMARK: Fire Station No. 2

HPO File No. 140221



Existing Door Detail

CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 317 Sampson Street

AGENDA ITEM: II.t

LANDMARK: Fire Station No. 2

HPO File No. 140221

Historic Photos



CERTIFICATE OF APPROPRIATENESS